1236 1540 Sherwood Boulevard NW

Calgary | Active | MLS® A2356583

$294,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2012**	**963.57 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by TREC The Real Estate Company

A closer look

Welcome to this beautifully maintained condo, offering a bright and inviting atmosphere with an abundance of natural light. Thoughtfully designed for comfortable living, this charming home features two spacious bedrooms and two well-appointed bathrooms. The open and airy living area seamlessly extends to a private balcony with serene views of the surrounding open fields, creating the perfect setting to enjoy your morning coffee or unwind after a long day. The modern kitchen boasts stunning granite countertops, stainless steel appliances, and plenty of cabinetry, making it both stylish and functional. A dedicated laundry room with a full-sized washer and dryer adds to the everyday convenience. Offering a perfect blend of comfort, style, and peaceful surroundings, this move-in-ready condo is an excellent opportunity for homeowners and investors alike. Don't miss your chance to make this wonderful property your own!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2356583
Bedrooms	2
Bathrooms	2
Year Built	2012
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	963.57 sq. ft.
Condo Fee:	$535.00
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Heat, Insurance, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water

HOA Fee Frequency:	Monthly
Front Exposure:	East
Unit Exposure:	East
Floor Location:	Other
Entry Level:	1
Stories Total:	3
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	3
Year built:	2012 (Age: 14)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	1210258
Heating:	Forced Air
New Constr.:	No
Construction Material:	Concrete, Stone, Vinyl Siding, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Granite
Cooling:	None
Fireplaces:	0

Garage:	No
Parking:	Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
HOA Fee:	$535.00
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Z-name Not Listed
Community:	Sherwood (Calgary)
Amenities:	Parking, Trash, Visitor Parking
Appliances:	Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Inclusions:	.
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Yes
Main Floor	Bedroom - Primary · 12'3" × 12' ·
Main Floor	Bedroom · 13'5" × 11'8" ·
Main Floor	Living Room · 13' × 12'5" ·
Title to Land:	Fee Simple
Community Features:	Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary

Zone:	CAL Zone N
Zoning:	M-1
Listed Date:	Nov 03, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1236-1540-sherwood-boulevard-nw-calgary-a2356583/

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